State of Vermont

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May 23, 2001

CHRIS BOFFA
PINNACLE BUILDERS
7 ASPEN DRIVE
SOUTH BURLINGTON, VERMONT 05403-6247

RE: Site Management Activity Completed, St. Johnsbury House, SMS Site #2000-2803
St. Johnsbury, Vermont

Dear Mr. Boffa:

The Sites Management Section (SMS) has reviewed the May 21, 2001 letter report titled, *"Results of the April 23, 2001 groundwater sampling at the former St. Johnsbury House"* prepared by Griffin International for work conducted at the above referenced site. The SMS has also reviewed information contained in the site file. With this information, the SMS can now make the following conclusions:

- During the August 10, 2000 removal of one 1,000, one 2,000, and one 3,000 gallon underground storage tank (UST) contaminated soil was observed. Soil staining, holes in the 3,000 and 1,000 gallon USTs, and volatile organic compounds (VOC) measured by a photoionization detector (PID) were found up to 226 parts per million. Groundwater was not encountered at the maximum depth of 10'. Contaminated soils were backfilled. Additional investigation was required by the SMS.

- On January 8 and 9, 2001 four groundwater monitor wells were installed in order to evaluate potential contamination related to the USTs. Sand, silt, and some gravel were observed from grade to 32' below the ground surface. Maximum PID readings of 12.8 ppm were found in soil samples from MW-2, nearest to the 1,000 gallon UST. No above background PID readings were noted at MW-1, -3, and -4.

- On January 19, 2001 MW-1 to -4 were sampled for VOCs via EPA 8021B and total petroleum hydrocarbons via EPA 8015DRO. No target compounds were

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detected in the four water samples. On April 23, 2001 the four monitor wells were resampled and again no VOCs were detected.

- The Sleepers River approximately 650 yards away is the nearest surface water. No other at-risk sensitive environmental receptors were identified.

- The indoor air of the rooms in the St. Johnsbury House nearest to the UST locations was screened via PID and no above background readings were noted. The St. Johnsbury House and surrounding area are on municipal water, which is not at risk. No unacceptable risk to human health and the environment is present due to any residual contamination remaining in the ground from the removed USTs.

Based on the above, the SMS is assigning this site a Site Management Activity Completed (SMAC) designation. This SMAC designation does not release Pinnacle Builders, of any past or future liability associated with the petroleum contamination onsite. It does, however, mean that the SMS is not requesting any additional work in response to the August 2000 UST removals.

If the monitoring wells are no longer used or maintained, then they must be properly closed to eliminate possible conduits for contaminant migration into the subsurface. This closure typically involves filling the wells with a grout material to prevent fluid migration in the borehole. Specific requirements for well closure are outlined in Section 12.3.5 in Appendix A of the Vermont Water Supply Rule-Chapter 21.

Please feel free to call with any questions.

Sincerely,

George Desch, P.E.
Chief, Sites Management Section

CC: St. Johnsbury Selectboard
St. Johnsbury Officer
DEC Regional Office
Robert Danckert, Griffin International

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